

An  
Bord  
Pleanála

**Board Direction**  
**BD-009491-21**  
**ABP-310915-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/11/2021.

**REQUEST** received by An Bord Pleanála on the 22<sup>nd</sup> day of July 2021 from Coreet Limited under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of the Student Accommodation Strategic Housing Development the subject of a permission under An Bord Pleanála reference number ABP-303799-19.

**WHEREAS** the Board made a decision to grant permission, subject to conditions, for the above-mentioned development by order dated the 10<sup>th</sup> day of June 2019,

**AND WHEREAS** the Board has received a request to alter the terms of the development, the subject of the permission,

**AND WHEREAS** the proposed alteration is described as follows:

- Replacement of four number Type 1 three-bed semi-detached houses with three number Type 2 3-bed terraced houses at numbers 23-26 The Drive to facilitate permitted Electricity Supply Board three pole structure stay wires.
- Replacement of four number Type 2 three-bed terraced houses with three number Type 2 three-bed terraced houses and relocation of two number Type 1 three-bed semi-detached houses at numbers 27-32 The Drive.
- Replacement of seven number Type 2 three-bed terraced houses with three number Type 2 three-bed terraced houses and two number Type 1 three-bed semi-detached houses at numbers 53-59 The Drive to facilitate the erection of one electrical pylon.

- Relocation of permitted apartment Blocks E, F, G and H to facilitate 38 Kilovolt power lines reroute and three pole structure stay wires.
- The requested alterations involve the removal of a total of four number permitted houses.

**AND WHEREAS** the Board decided, in accordance with section 146B(2)(b) of the Planning and Development Act 2000, as amended, not to invite submissions or observations from the public in relation to whether the proposed alteration would constitute the making of a material alteration to the terms of the development concerned,

**AND WHEREAS** the Board decided, in accordance with section 146B(2)(a) of the Planning and Development Act 2000, as amended, that the proposed alterations would not result in a material alteration to the terms of the development, the subject of the permission,

**AND WHEREAS** having considered all of the documents on file and the Inspector's report, the Board considered that the making of the proposed alterations would not be likely to have significant effects on the environment or on any European Site,

**NOW THEREFORE** in accordance with section 146B(3)(a) of the Planning and Development Act, 2000, as amended, the Board hereby alters the above mentioned decision so that the permitted development shall be altered in accordance with the plans and particulars

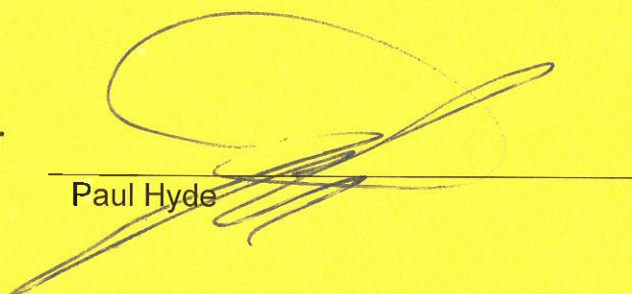
## REASONS AND CONSIDERATIONS

Having regard to:

- (i) the nature and scale of the Strategic Housing Development permitted under An Bord Pleanála Reference Number ABP-303799-19 for this site, which includes 250 no. dwelling units (94 no. houses, 156 no. duplex/ apartments), creche and associated site works,
- (ii) the examination of the environmental impact, including in relation to Natura 2000 sites, carried out in the course of that application,
- (iii) the limited nature and scale of the alterations,
- (iv) the absence of any significant new or additional environmental concerns (including in relation to Natura 2000 sites) arising as a result of the proposed alterations, and
- (v) the report of the Board's inspector, which is adopted,

It is considered that the proposed alterations would not be material. In accordance with section 146B(3)(a) of the Planning & Development Act, as amended, the Board hereby makes the said alterations.

**Board Member**



Paul Hyde

**Date:** 23/11/2021

